



**Town of Harpswell**  
**Planning Board Minutes**  
**February 3, 2016**  
**PUBLIC HEARING**  
Adopted February 17, 2016

**Members Present**

David I. Chipman, Chair  
Paul Standridge, Vice Chair  
Burr Taylor  
Debora Levensailor

**Members Absent**

Aaron Fuchs  
John Papacosma, Associate Member  
Frank Wright IV, Associate Member

**Staff Present**

Mark Eyerman, Interim Planner  
Diane Plourde, Recording Secretary

The Town of Harpswell Planning Board meeting was called to order at 6:30 p.m. by David Chipman, Chair. The Pledge of Allegiance was recited and Board members were introduced.

**Public Hearing:**

Proposed amendments to the Basic Land Use and Shoreland Zoning Ordinances to increase the maximum height of structures from thirty (30) feet to thirty-two (32) feet.

Mark Eyerman, Planner told the Board that Mike Morse of the DEP has reviewed the proposed amendments and corresponded via email that the under the States shoreland zoning laws the towns regulations in the shoreland zoning has to conform to the State requirements before anything adopted by the town becomes effective has to be approved by the DEP. The proposal was to increase the maximum height limit in both the interior zone within the Basic Land Use Ordinance and Shoreland Zoning Ordinance from thirty (30) to thirty-two (32) feet in the SLZ. The DEP will not approve the change in the SLZ because of the way town of Harpswell measures the height of building is different the way the state measures the height.

**David Chipman moved seconded by Debora Levensailor to recommend to the Board of Selectmen to consider changes to the interior zone and not the shoreland zone and have staff explore alternative that Mike Morse has laid out documenting whether the difference measuring in height makes any practical difference. Motion carries 4-0**

**Definition of Code Enforcement Officer:**

**Paul Standridge moved seconded by Debora Levensailor to accept the definition of Code Enforcement Officer. Motion carries 4-0**

Mr. Eyerman gave the Board information regarding the Temporary Accessory and Nonconforming Structure and revision of language of both and put this on the agenda for the next meeting.

**Adjournment:** Meeting adjourned at 7:00 PM

Respectfully submitted by:

Diane E. Plourde  
Recording Secretary